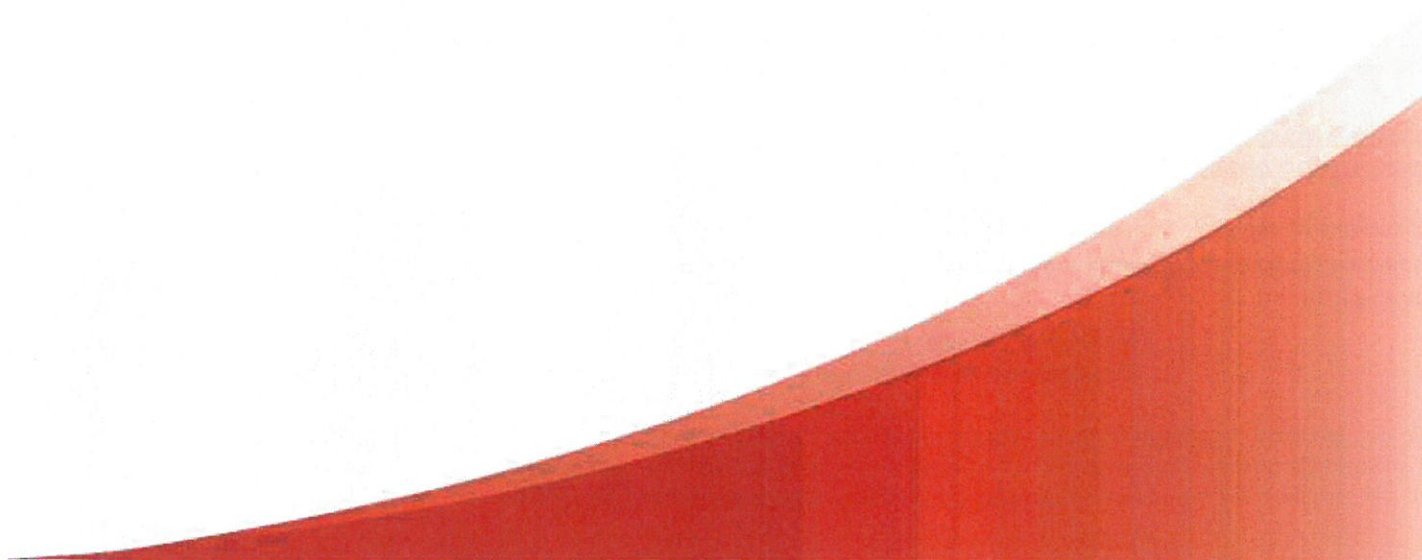




**Comprehensive Permit  
Site Approval Application  
Rental**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://www.masshousingrental.com)



## Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

**Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.**

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>  
[www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf](https://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf).

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs  
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or [jmalcolm@masshousing.com](mailto:jmalcolm@masshousing.com) to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.



### **Our Commitment to You**

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

**If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.**

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility / Site Approval**  
**for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

**Section 1: GENERAL INFORMATION**

**Name of Proposed Project:** Alta Abington Station

**Municipality:** Abington

**County:** Plymouth

**Address of Site:** 0 Summer Street

**Cross Street:** Progress Street

**Zip Code:** 02351

**Tax Parcel I.D. Number(s):** 17//11

**Name of Proposed Development Entity** an SPE Affiliate of WP East Acquisitions, LLC

*(typically a single purpose entity):*

**Entity Type:** Limited Dividend Organization

*\* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

**Has this entity already been formed?** No

**State Formed:** Delaware

**Name of Applicant:** an SPE Affiliate of WP East Acquisitions, LLC

*(typically the Proposed Development Entity or its controlling entity or individual)*

**Applicant's Web Address:** www.woodpartners.com

Does the applicant have a related party relationship with any other member of the development team? No

If yes, please explain:

**Primary Contact Information:**

**Contact Name:** James Lambert

**Relationship to Applicant:**

**Company Name:** an SPE Affiliate of WP East Acquisitions, LLC Employee

**Address:** 91 Hartwell Ave

**Municipality:** Lexington

**State:** Massachusetts

**Zip:** 02421

**Phone:**

**Cell Phone:** 6177808139

**Email:** jim.lambert@woodpartners.com









**Alta Abington Station**

Summer Street  
Abington, MA 02351

**Architectural Narrative**

Project Eligibility Submission

Alta Abington Station is a proposed 236-unit Transit Oriented Development (TOD) apartment community located on Summer Street in Abington, immediately adjacent to the Abington Commuter Rail Station. The project consists of three (3) four-story buildings with a mix of one-bedroom, two-bedroom, and three-bedroom apartments.

The building design utilizes modern color palettes and sloped roofs with overhangs. Lighter colors are utilized in the lower levels with added horizontal treatments to provide scale to the buildings. Buildings A and B wrap the amenity courtyards. Building A includes the resident amenity space and leasing office at the first floor which connects directly to the active Amenity courtyard that includes a pool. The Building B contains a passive courtyard with quiet seating areas and pathways around a central lawn. The project provides 376 parking spaces including 29 garage spaces and the required ADA spaces.

The buildings are designed with durable materials that reflect the residential occupancy of the buildings and neighborhood to the west. The exterior cladding will be a mix of fiber cement lap siding and fiber cement vertical panels with reveals and fiber cement trim. Windows will be double-hung style and include a mix of single, double and triple-gang to create a variety of openings along the facades of the buildings. The perimeter pitched asphalt shingle roof will hide the mechanical units on the interior flat portion of the roof from view. 50% of the apartments will have exterior balconies. Detailing will be kept clean and simple, providing a contemporary approach to the traditional residential building.



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P 617.889.440  
F 617.384.432  
architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: TAT

Checked: TAT

Scale: As indicated

Key Plan:



Project Name:  
**ALTA ABINGTON  
CROSSING**

Sheet Name:  
**SUMMER STREET  
ABINGTON, MA 02351**

ELEVATIONS -  
BUILDING C

Project Number:

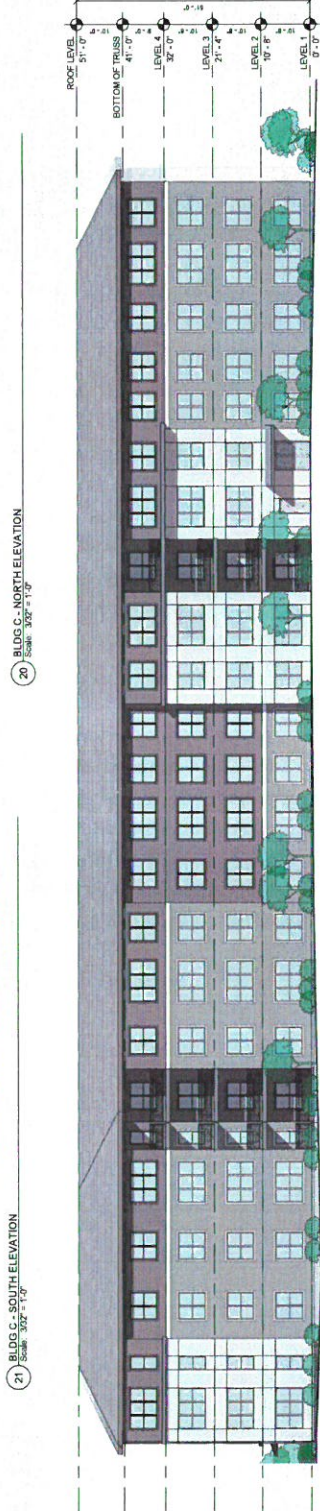
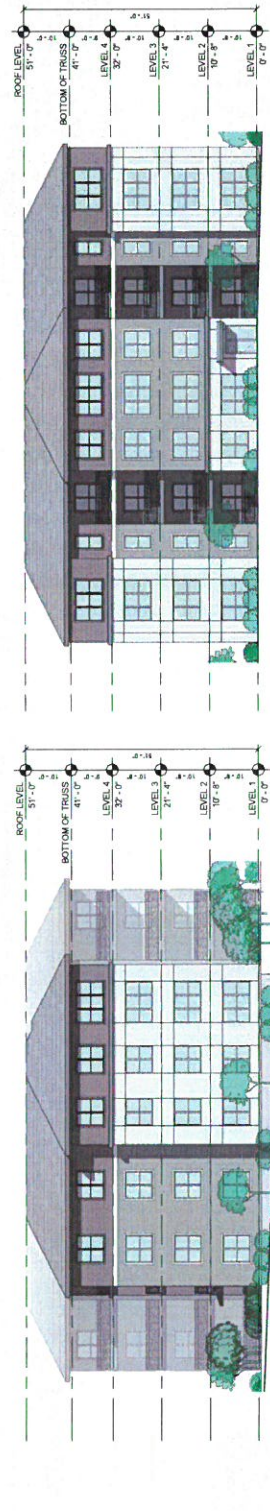
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Issue Date:

MARCH 29, 2021

Sheet Number:

**A4.03**





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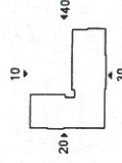
Consultant:

Revision:

Architect of Record:



Drawn: TAT  
Checked: TAT  
Scale: As Indicated  
Key Plan:



Project Name:  
**ALTA ABINGTON  
CROSSING**

SUMMER STREET  
ABINGTON, MA 02351

Sheet Name:

**ELEVATIONS -  
BUILDING B**

Project Number:

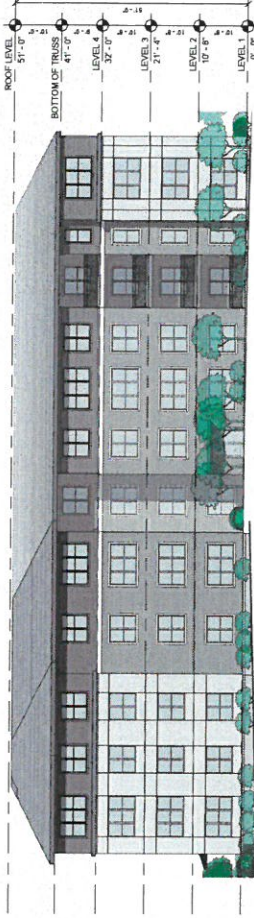
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Issue Date:

MARCH 29, 2021

Sheet Number:

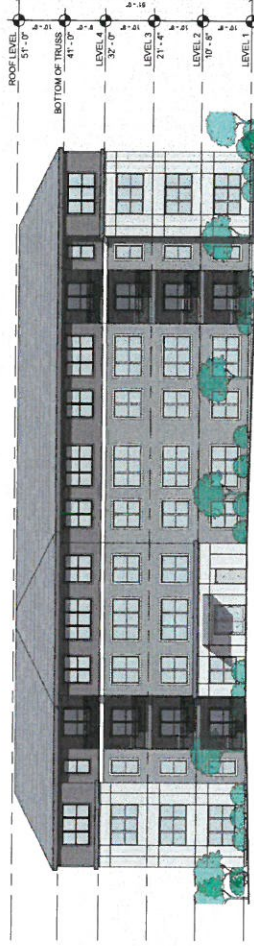
**A4.02**



(21) BLDG B - SOUTH ELEVATION  
Scale: 3/32" = 1'-0"



(30) BLDG B - WEST ELEVATION  
Scale: 3/32" = 1'-0"



(20) BLDG B - NORTH ELEVATION  
Scale: 3/32" = 1'-0"

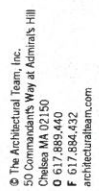


(10) BLDG B - EAST ELEVATION  
Scale: 3/32" = 1'-0"









## A1.02





A1.01

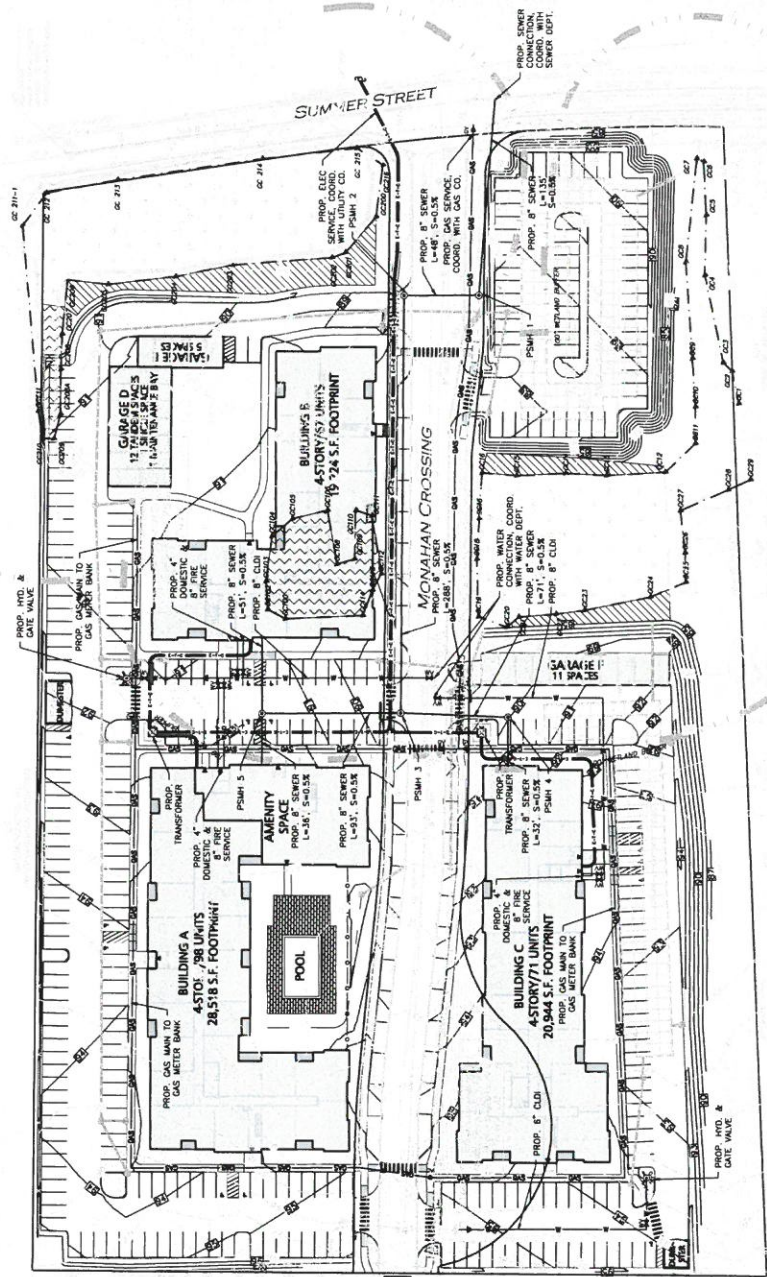






**LEGEND**

SEWER MANHOLE	○
SEWER CLEANOUT	○
SEWER VENT	○
SEWER LINE	—
SEWER FORCEMAIN	—
CONCRETE PIPE ENCLOSURE	—
WATER LINE	—
WATER (FIRE SERVICE)	—
WATER (DOMESTIC SERVICE)	—
WATER VALVE	○
HYDRANT	○
WATER LINE REDUCER	—
GAS LINE	—
GAS VALVE	○
SEPTIC/HOLDING TANK	—
GREASE TRAP	—
LIGHT FIXTURE	—
OVER HEAD WIRE	—
UTILITY POLE	○
ELECTRIC MANHOLE/POLE BOX	○
SWITCHING STATION	○
HAND HOLE	○
ELECTRICAL CONDUIT	—
IRRIGATION SLEEVE	—
ELEC/TELE/CABLE CONDUIT	—
TELE/ABLE CONDUIT	—
TELE/FIRE CONDUIT	—



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**ISSUED FOR MASSHOUSING PROJECT ELIGIBILITY**  
MARCH 24, 2021

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

APPLICATION OWNER:  
VP EAST ACQUISITIONS, LLC  
91 HARTWELL AVENUE, 3RD FLOOR  
LEXINGTON, MA 02421

PROJECT:  
ALTA ARLINGTON STATION  
SUMMER STREET  
ARLINGTON, MA

PROJECT NO.	1870-18	DATE	03-24-2021
SCALE	1"=40'	DWG. NAME	C-103-1L
DESIGNED BY:	PM	CHECKED BY:	PM
PROJECT BY:			

ALLEN & MAJOR ASSOCIATES, INC.  
1111 Commonwealth Avenue, Suite 200  
Lexington, MA 02421  
TEL: (617) 552-1111  
FAX: (617) 552-1111

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C-103  
SHEET NO.



